

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 10, 2005

ITEM NO. 8

CASE NUMBER/
PROJECT NAME

69-DR-2004
Mark Kia Auto Showroom & Service Center

LOCATION

1000 N Scottsdale Road, northwest corner
of Scottsdale Road and Continental Drive

REQUEST

Request approval of site plan & elevations for renovations and showroom addition to an existing building, and a new auto service center at the site.

OWNER

Mark Kia
480-425-5300

ENGINEER

Stantec Consulting Inc
602-438-2200

ARCHITECT/
DESIGNER

Marc Architecture
480-242-3467

APPLICANT/
COORDINATOR

Mark Lymer
Marc Architecture
480-242-3467

BACKGROUND

Zoning.

The site is zoned Highway Commercial (C-3) District. The C-3 zoning district allows automotive sales and repairs as a Conditional Use.

Context.

This parcel is at the northwest corner of Continental Dr. (Roosevelt Street) and Scottsdale Road. The surrounding property is zoned General Commercial (C-4) to the north and south (Tempe) and Multifamily Residential (R-5) and Single Family Residential (R1-7) Districts to the west. Areas along Scottsdale Rd. contain similar Highway Commercial uses. An apartment building and residential subdivision is located to the west and northwest of the site. Kachina Cadillac is located to the north of the site. Other commercial uses are located east of Scottsdale Road.

APPLICANT'S
PROPOSAL

Applicant's Request.

The request is for approval of site plan and elevations for an addition to an existing vehicle showroom and construction of a new service center at the Mark Mitsubishi and Kia auto dealership. Modification of the vehicle sales and display lots and upgraded landscaping are also proposed. The new one-story, vehicle service building at the north end of the site will contain 9 internal service bays, along with office, parts department and customer waiting area. Vehicle access is provided from a single roll-up door, near the southwest corner along with a new 45 by 50 foot, canopy and service writer's booth, toward the south side of the service center. The buildings have white stucco finished walls with upper level, red accent band and black band at the parapet roof level. A red, flat metal awning is provided over window areas. A low, tan wainscot surrounds the building. Windows are on the east and southeast side.

The showroom expansion proposes floor to ceiling bronze tinted display windows shaded by red metal awnings. Stucco finished walls contain a low tan wainscot, white body and upper red and black accent bands near the parapet. New lighting is provided around the building and in the display and storage lots, and conforms to City lighting policies. Display pads utilize integral colored and pattern paving.

Development Information:

- **Existing Use:** Automobile dealership and auto display area
- **Parcel Size:** 4.96 ac.
- **Total Square Footage:** 32,210 sq. ft. service center, 664 sq. ft. showroom addition, existing showroom/service center is 10,986 sq. ft.
- **Proposed Expansion:** Showroom expansion is 2,989 sq. ft.; the new service center is 9,120 sq. ft. (including service writers area)
- **Building Height:** Existing building is 27 ft, new showroom is 16 ft. and new service center is 20 ft.
- **Parking Required/Provided:** 173 spaces required, 181 spaces provided plus 127 vehicle display stalls. The expansion requires 100 parking spaces and 102 spaces are provided.
- **Open Space:** Provided-15,512 sq. ft. Note: this is an existing non-conforming situation regarding open space, a condition resulting from Scottsdale Rd. widening which has reduced the overall open space. Open space requirements are based on existing building height and not affected by this application with no resulting net loss of open space
- **Traffic and Circulation:** Existing access is from Scottsdale Rd. and Continental Dr. with no new access proposed. The anticipated traffic generation from the new facility is approximately 525 vehicle trips per day and is accommodated by the adjoining streets. A full median break is provided from Scottsdale Rd. at the proposed service center. Internal traffic uses the northern Scottsdale Rd. driveway, then can circulate southward through the existing dealership to Continental Drive and the signal at Scottsdale Road.
- **Landscaping:** Upgraded landscaping is provided along the Scottsdale Rd. frontage and contains an enhanced palette with Palo Verde, Willow Acacia, Indian Rosewood and Tipu trees along with existing Palm trees and turf areas, which will be partially converted to a xeriscape style.

DISCUSSION

The site contains an existing auto dealership originally established in 1977. Other automobile dealerships are also located in the area. The expansion will enlarge and upgrade the dealership.

KEY ISSUES

- The showroom expansion, new service center, display lot modification and landscape enhancement will update the existing auto dealership.
- The proposed new facilities generally match the style, colors and materials of the existing site.
- No neighborhood objection has been received on this application.

OTHER BOARDS AND COMMISSIONS

Council approved Case 10-UP-2004 which is an amendment to an existing conditional use permit for automobile sales, repair and display on this site on July 10, 2004

STAFF
RECOMMENDATION Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Al Ward
Senior Planner
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E-mail: award@scottsdaleaz.gov

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleaz.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Close-Up Aerial
3. Zoning Map
4. Site Plan
5. Parking Plan
6. Landscape Plan
7. Existing Open Space Plan
8. Proposed Open Space Plan
9. Elevations
10. Floor Plans
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Kia Auto Dealership- New Service Center
and Renovations to existing Mitsubishi and Kia Showrooms
1126 North Scottsdale Road
City of Scottsdale Development Review
Design Review Board Submittal

Project Narrative

The existing Mark Mitsubishi and Kia Auto Dealership at 1100 block of North Scottsdale Road proposes to build a new 12,487 SF Kia Service Center. The site is zoned C-3, and divided into 5 parcels. The owner proposes to consolidate the site by 'lot-tie' into one parcel. Access to the site will be by existing curbcuts; no new curbcuts or median cuts will be required.

The new Kia Service Center will be located on the northern most parcel, adjacent to the existing Kachina car dealership. Access for automobile service customers will be on the south side of the building, and waiting will be on the east side. The service writers will work under a canopy attached to the south side of the new structure. The new canopy will span an existing utility easement and have a minimum of 13'-6" vertical clearance and 20' horizontal clearance for fire truck access to the back of the site. The top of the building will be approximately 27'.

The construction materials will be stucco or 'EIFS' and storefront glazing system with tinted glass and metal awnings. The main building field color will be white with tan, dark gray and red accent colors. These colors will match the existing color scheme on adjacent onsite buildings. New exterior wall mounted lighting will be full cutoff, and a contemporary design.

The new Kia Service Center will be a contemporary design, based on the Kia prototype designs, with clean square contemporary lines, articulated by a variety of interlocking masses and horizontal stripes in strong colors. The 2'-8" high tan 'wallbase' adds human scale when standing next to it.

The existing Mitsubishi and Kia Showrooms will follow suit with similar color schemes, except where the dark gray stripe alternates to red at the Mitsubishi showroom, the corporate logo color. Beam tails at the existing showrooms will be removed and stucco finish parapets will be raised to conceal existing rooftop mechanical units.

The new service center and existing showrooms will also be tied together by design with 4' deep horizontal metal awnings with red painted frames. The awnings will provide more shade for customer comfort and the building interiors on the east, south and north elevations.

The owner has committed to landscape renovations, especially along Scottsdale Road. The landscape palette will be drought tolerant plants emphasizing form and color. New drought tolerant trees at the existing and new parking islands will provide additional shade for customers and salespersons.



Mark Kia

69-DR-2004

ATTACHMENT #2



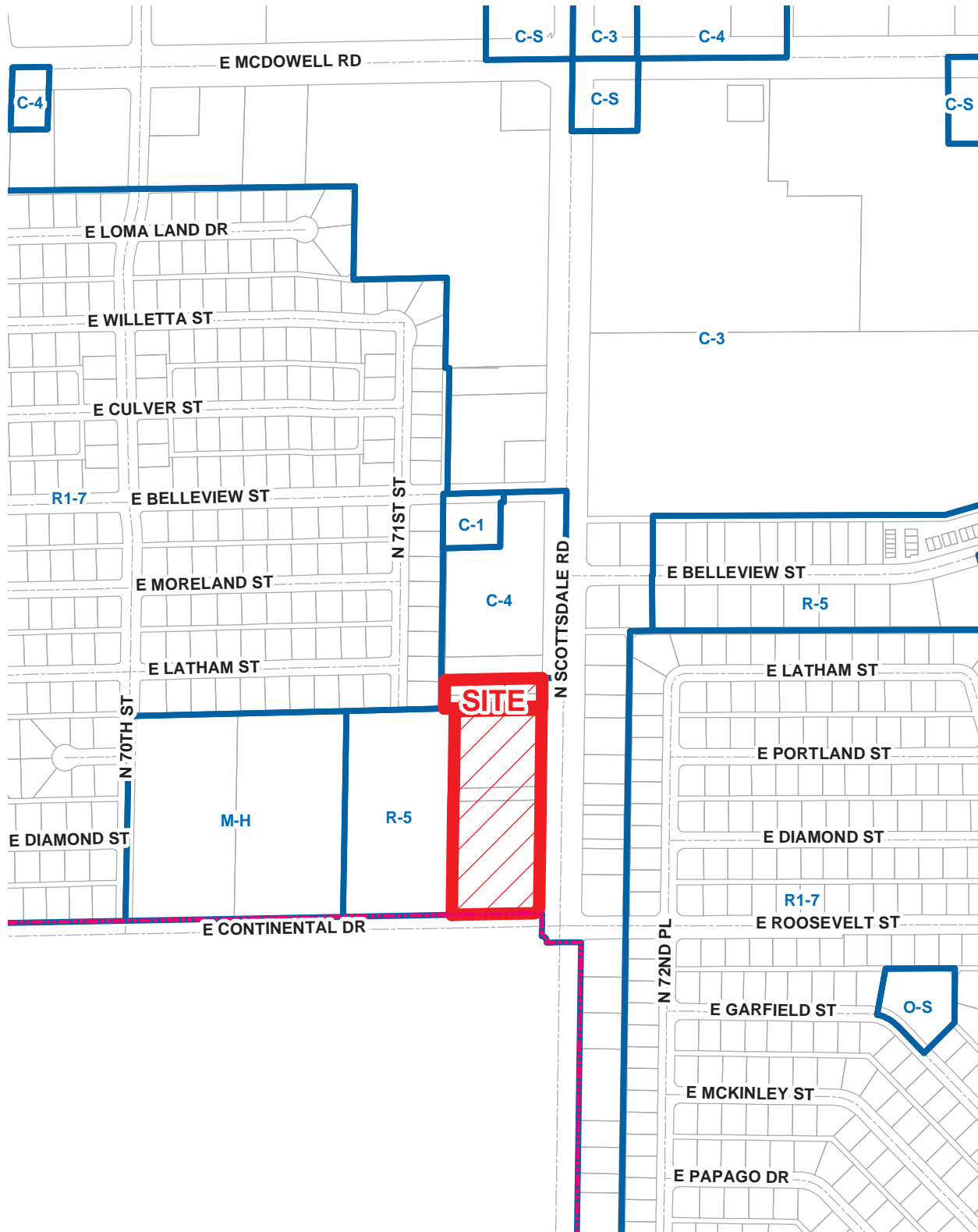
Q.S.
12-44

G.I.S. ORTHOPHOTO 2003

Mark Kia

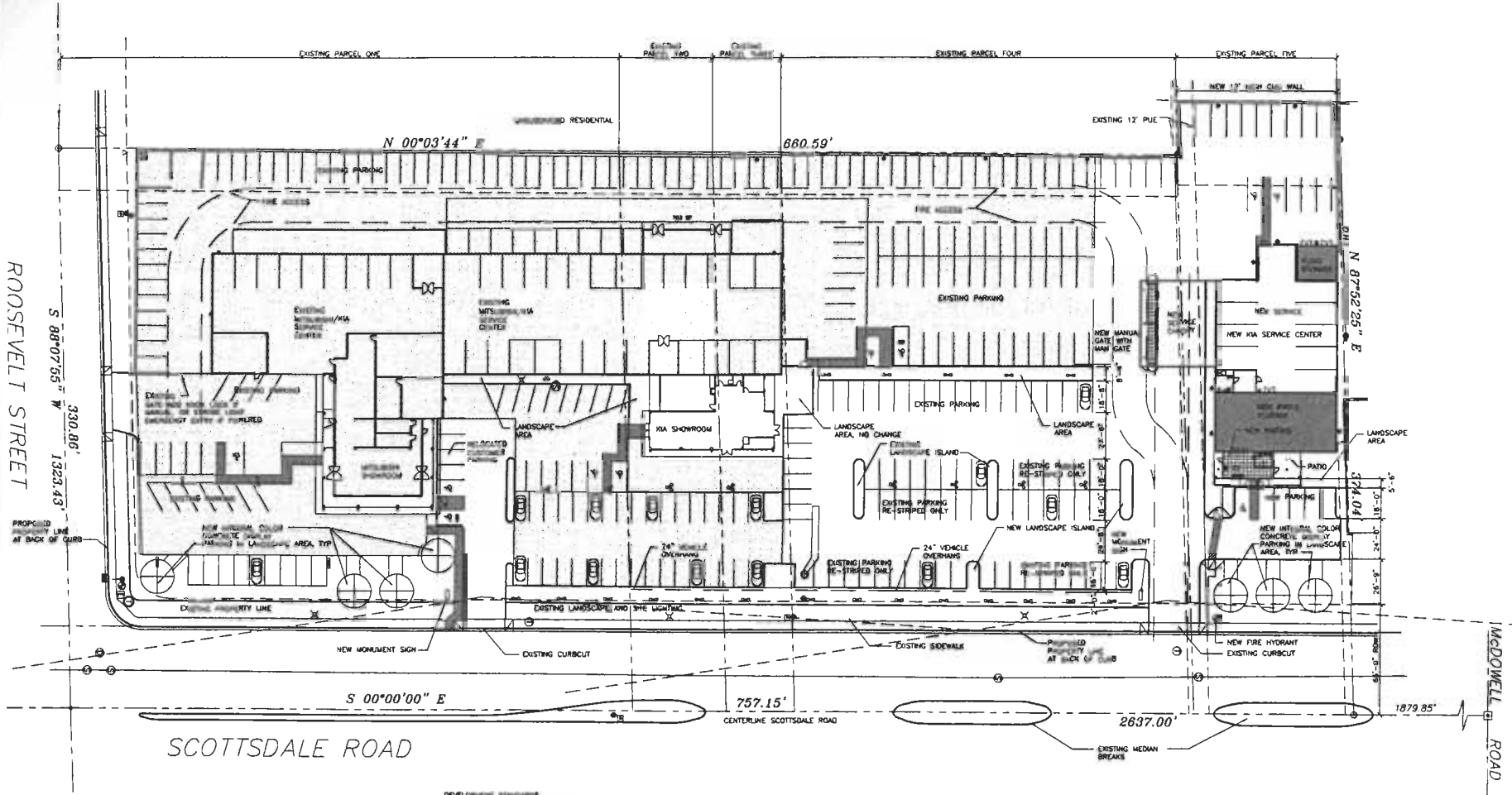
69-DR-2004

ATTACHMENT #2A



69-DR-2004

ATTACHMENT #3

S 08°07'55" W 330.86'
1323.43'

SCOTTSDALE ROAD

MARK MITSUBISHI AND KIA AUTO DEALERSHIP
1000 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85000

OWNER:
MARK DUBOWY
P: 480-428-5321
F: 480-947-2228

ZONING: (C-3) HIGHWAY COMMERCIAL DISTRICT

GROSS LOT AREA: 253,992 SF (5.8388 ACRES)

NET LOT AREA (ADJACENT STREETS): 192,934 SF (4.4292 ACRES)

PROPOSED LOT AREA TO BACK OF CURB AT ROOSEVELT STREET AND SCOTTSDALE ROAD: 216,158 SF (4.9823 ACRES)

DEVELOPMENT STANDARDS

YARDS:

FRONT:

A. 0'

B. 1/2 OF OPEN SPACE PROVIDED

C. PARKING AT FRONT YARD SHALL BE

30' OR 20' MIN PER SEC 10.462 D.3

SIDE:

A. 50' AT SINGLE FAMILY RESIDENTIAL

B. 25' AT MULTIPLE FAMILY RESIDENTIAL

REAR:

A. 50' AT SINGLE FAMILY RESIDENTIAL

B. 25' AT MULTIPLE FAMILY RESIDENTIAL

FLOOR AREA RATIO:

MAX GROSS FLOOR AREA ≤ 0.8 X NET LOT AREA IN SF

GROSS FLOOR AREA = BLDG AREA A+B

= 32,844 SF + 9120 SF = 41,964 SF

NET LOT AREA = 0.8 X 192,934 SF = 154,347 SF

FAR: 41,964 SF ≤ 154,347 SF ALLOWABLE

VOLUME RATIO:

NET LOT AREA X 9.8' = VOLUME OF BUILDINGS

MAX VOLUME = 192,934 SF X 9.8' = 1,890,146 CF

BLDG B VOLUME:

27,816 GSF X 20' = 556,320 CF

2061 GSF X 27' = 55,647 CF

BLDG A VOLUME:

9,120 GSF X 22.86' = 206,558 CF

TOTAL A+B = 561,967 CF

818,028 CF ≤ 1,890,146 CF ALLOWABLE

PARKING: REQUIRED AND PROVIDED

SEE 1102 PARKING REQUIREMENTS

1-GUEST PARKING

PROVIDED: 121

2-EMPLOYEE PARKING

REQUIRED: 48

PROVIDED: 48

3-CUSTOMER PARKING

REQUIRED: 50

PROVIDED: 50

4-MULTIPLE STORAGE PARKING

REQUIRED: 145+82 SPACES

PROVIDED: 145+82 SPACES

5-MULTIPLE PARKING

REQUIRED: 8

PROVIDED: 8 (2 VAN ACCESSIBLE)

OPEN SPACE

SEE SHEET S103 NEW OPEN SPACE AND

EXISTING OPEN SPACE

REQUIRED:

IF NO NET INCREASE IN BUILDING HEIGHT

THAN NO NET LOSS FOR EXISTING OPEN

SPACE

PARCELS 1-4:

OPEN SPACE AREA PROVIDED: 8,380 SF

FRONT OPEN SPACE AREA PROVIDED: 8,700 SF

TOTAL OPEN SPACE PROVIDED: 8,700 SF +

1,280 SF = 9,980 SF ≥ 7,561 SF EXISTING

PARCEL 5:

OPEN SPACE AREAS: NONE PROVIDED

FRONT OPEN SPACE AREA PROVIDED:

3,015 SF PROVIDED ≥ 1,849 SF EXISTING

SITE PLAN

SCALE: 1" = 30'

SEE ALSO SHEET S103 FOR ENLARGED

NEW BUILDING SITE, PARCELS 4 AND 5,

DIMENSIONS AND NOTATION

NO WORK THIS AREA

SEE S105 ENLARGED SITE PLAN

FOR PARCELS 4 AND 5



NORTH

MARC
ARCHITECTURE

Mark Kubow, AIA, Architect
729 West Park Street
Scottsdale, Arizona 85261
Tel: 480-334-1400

PROJECT FILES

MARK KIA
AUTO DEALERSHIP
1000 N SCOTTSDALE RD
SCOTTSDALE, ARIZONA 85000

DATE	BY	APP	SCALE	DATE
12-20-04	12/20/04	12/20/04	1"=30'	12-20-04

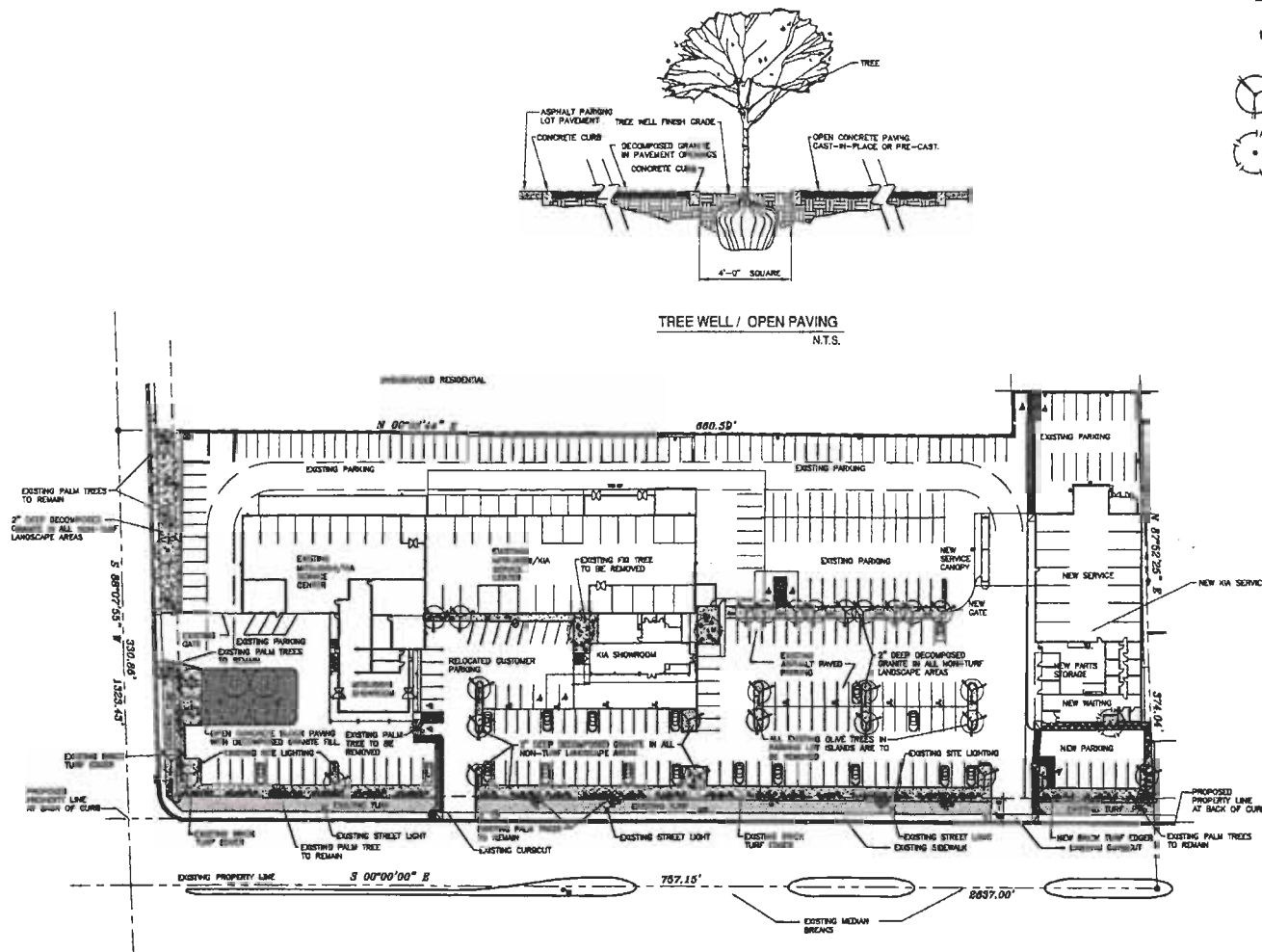
DRAWING NAME/NUMBER

DRB SUBMITTAL

SITE PLAN

S101

69-DR-2004
REV: 12.21.2004



CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 40'



LANDSCAPE LEGEND

SYM.	BOTANICAL/ COMMON NAME	SIZE	QUANTITY
	Cercidium hybrid "AZT"/ Thornless Palo Verde	1.5" caliper	4
	Acacia salicina/ Willow Acacia	2.00" caliper	27
	Dalbergia sissoo/ Indian Rosewood	1.5" caliper	6
	Tipuana tipu/ Tipu Tree	2.5" caliper	3
	Agave desmetiana/ Smooth Agave	5 gallon	299
	Agave weberi/ Weber's Agave	5 gallon	
	Hesperaloe parviflora "Red"/ Red Yucca	5 gallon	
	Hesperaloe parviflora "Yellow"/ Yellow Yucca	5 gallon	
	Muhlenbergia lindheimeri/ Autumn Glow Deer Grass	5 gallon	
	Muhlenbergia emersleyi/ El Toro Deer Grass	5 gallon	

rock

Decomposed Granite: Color-Grande Rose	3/8" Minus	1,593 s.f.(new) Existing non-turf landscape areas shall be top-dressed with new DG
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LANDSCAPE NOTES

ALL PLANTS AND TURF SHALL BE QUALITY MATERIAL HAVING A GROWTH HABIT WHICH IS NORMAL FOR THE SPECIES AND BE SOUND, VIGOROUS, HEALTHY, AND FREE FROM INSECTS, DISEASE AND INJURY.

FRESH GRADE IN GROUNDCOVER, GRANITE AND LAWN AREAS SHALL BE 1" BELOW ADJACENT HEADER, PAVING OR CURB.

DECOMPOSED GRANITE SHALL BE PLACED IN ALL NON-TURF LANDSCAPE AREAS AND EXTEND UNDER ALL SHRUBS AND GROUNDCOVERS.

EXISTING LANDSCAPE DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH MATCHING MATERIALS. DISTURBED AREAS SHALL TRANSITION SMOOTHLY INTO NEW CONSTRUCTION.

LANDSCAPE INSTALLATION SHALL CONFORM TO APPLICABLE CITY OF SCOTTSDALE DESIGN STANDARDS.

ALL PLANTS AND TURF SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.

ALL IRRIGATION INSTALLATION AND EQUIPMENT SHALL CONFORM TO APPLICABLE CITY OF SCOTTSDALE DESIGN STANDARDS.

ALL PALM TREES SHOWN ARE EXISTING TO REMAIN.

ALL OTHER TREES SHOWN ARE NEW.

ALL EXISTING DECOMPOSED GRANITE AREAS ARE TO RECEIVE A TOP DRESSING OF NEW DECOMPOSED GRANITE.

EXISTING LANDSCAPE NOTES:

1. SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

2. ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREES OR SHRUBS THAT MUST BE REMOVED OR DIES DUE TO LACK OF WATER, LACK OF MAINTENANCE OR CARE, NEGLECT, OR VANDALISM, SHALL BE REPLACED BY A LIKE TYPE TREE OR SHRUB. SHRUBS 5 GALLONS AT NO ADDITIONAL COST TO OWNER. ALL SHRUBS AND GROUNDCOVER SHALL BE REPLACED WITH 5 GALLON PLANTS.

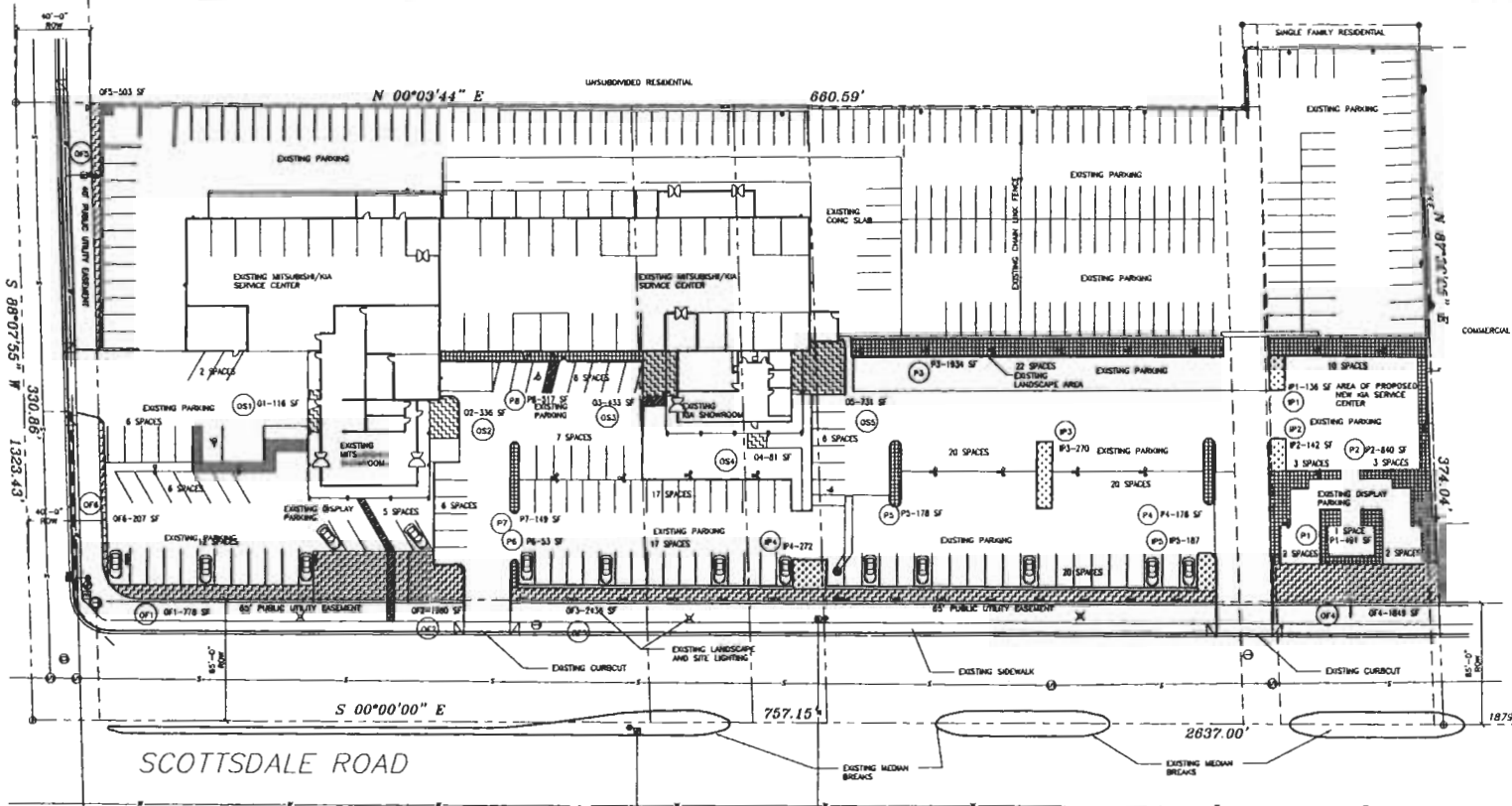
3. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH NEW DECOMPOSED GRANITE MATCHING TO EXISTING.

BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED CURBS OR HEADERS WITH MATCHING TYPE.

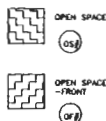
69-DR-2004

8/19/04

ROOSEVELT STREET



EXISTING OPEN SPACE CALCULATIONS
 ZONING: (C-3) HIGHWAY COMMERCIAL DISTRICT
 MAX HT. 36'
 REQUIRED:
 IF NO NET INCREASE IN BUILDING HEIGHT
 THEN NO NET LOSS OF EXISTING OPEN
 SPACE



BUILDING HEIGHT:
 A POINT OF REFERENCE 12" ABOVE THE
 AVERAGE ELEVATION AT THE TOP OF CURB AT
 ADJACENT STREET TO TOP OF HIGHEST POINT
 OF COPING OF FLAT ROOF OR GABLE OF A
 PITCHED ROOF
 AVERAGE ADJACENT CURB HEIGHT:
 SOUTH PARCELS TWO SPOTS # NORTH PARCEL
 TWO SPOTS # ONE SPOT AT APPROX. 180
 FT INTERVALS:
 1223.98'
 1223.56'
 1224.04'
 1224.91'
 1225.48'
 1225.48'
 1225.80'
 1225.80'
 1225.75'
 1225.75'
 1225.75' = 1225.92'
 1224.92' = 12' = 1225.92'
 EXIST. MITSUBISHI SERVICE BUILDING
 F.F. = 1226.28' ± 27'-0" T.O. PARAPET
 = 1253.28' - 1225.92' = 27.36' ± 3.36'

- (OS) OPEN SPACE AREAS, PARCELS 1-4:
 OS1 118 SF
 OS2 336 SF
 OS3 433 SF
 OS4 81 SF
 OS5 231 SF
 TL 1687 SF PROVIDED
- (OF) FRONT OPEN SPACE AREAS, PARCELS 1-4:
 OF1 738 SF
 OF2 1980 SF
 OF3 2156 SF
 OF4 503 SF
 OF5 827 SF
 TL 5,884 SF PROVIDED
- (OS) OPEN SPACE AREAS, PARCEL 5:
 NONE PROVIDED
- (OF) FRONT OPEN SPACE AREAS, PARCEL 5:
 OF4 1818 SF

EXISTING PARKING LOT LANDSCAPING
 REQUIRED: 1508 SF OF PARKING LOT AREA
 IF MORE THAN 80 PARKING SPACES
 THEN 1/3 OF REQUIRED LANDSCAPE AREA
 SHALL BE DISTRIBUTED THROUGHOUT LOT

PROVIDED AREA = 88' X 270 SF = 23,760 SF
 X .15 = 3564 SF/3 = 1188 SF

PARCELS 1-3: NO CHANGE

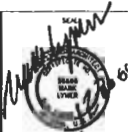
PARCEL 4: 88 SPACES X 270 SF = 23,760 SF
 X .15 = 3564 SF/3 = 1188 SF

PARCEL 5: 21 SPACES X 270 SF = 5670 SF
 X .15 = 850 SF/3 = 284 SF



- (PL) PARKING LANDSCAPE AREAS, PARCEL 4:
 P4 1934 SF
 P4 178 SF
 TL 2180 SF PROVIDED
- (PI) PARKING LANDSCAPE ISLAND AREAS, PARCEL 4:
 P3 270 SF
 P2 181 SF
 TL 457 SF PROVIDED
- (PL) PARKING LANDSCAPE AREAS, PARCEL 5:
 P1 181 SF
 P2 830 SF
 TL 1331 SF PROVIDED
- (PI) PARKING LANDSCAPE ISLAND AREAS, PARCEL 5:
 P1 136 SF
 P2 182 SF
 TL 378 SF PROVIDED

SITE PLAN
 SCALE: 1" = 30'



MARC ARCHITECTURE
 Mark L. Marc, AIA, Licensed
 719 West Tenth Street
 Scottsdale, Arizona 85001
 Tel: 480-242-2427
 Fax: 480-242-4101

PROJECT TITLE
 MARK KIA
 AUTO DEALERSHIP
 1000 N SCOTTSDALE RD
 SCOTTSDALE, ARIZONA 85000

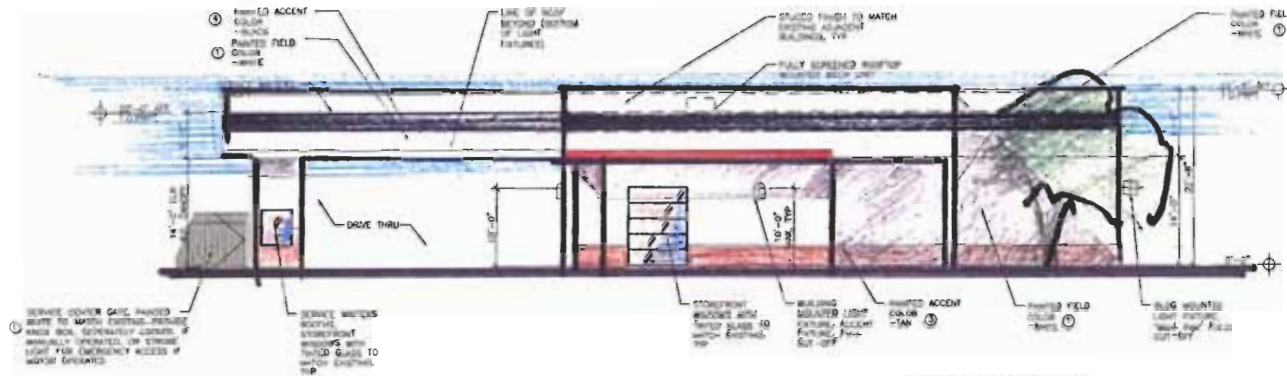
NO.	DATE	REVISION
1	8/19/04	ISSUED FOR PERMIT
2	8/19/04	REVISED
3	8/19/04	REVISED
4	8/19/04	REVISED
5	8/19/04	REVISED

DRB SUBMITTAL
 EXISTING OPEN SPACE AND
 PARKING LOT LANDSCAPE
 WORKSHEET

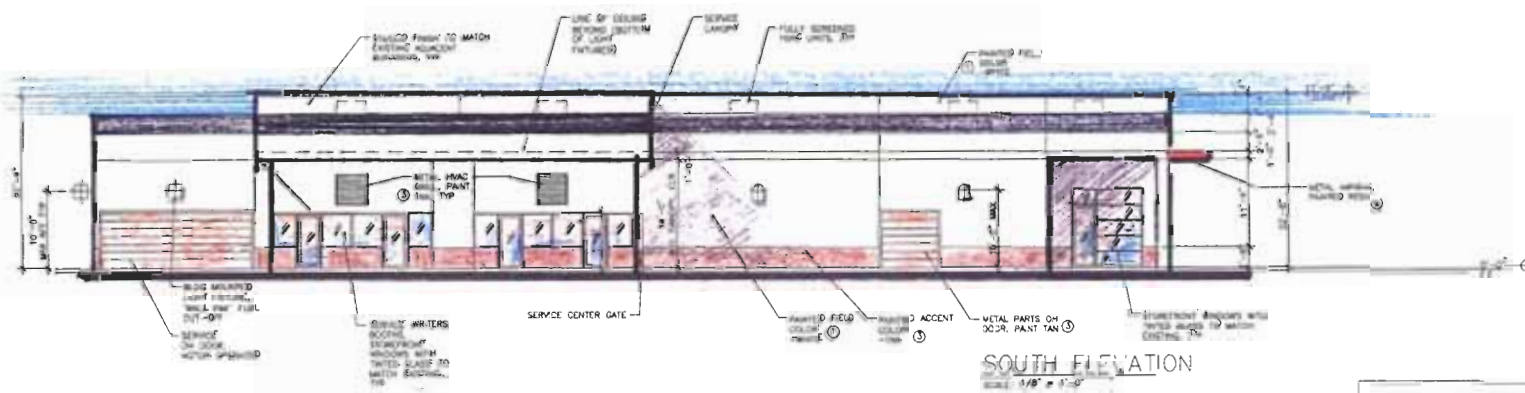
S104

DR NO. 69-DR-2004

69-DR-2004
 REV: 12.21.2004



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PAINT COLORS

1. FIELD COLOR - WHITE TO MATCH EXISTING
2. ACCENT COLOR - RED TO MATCH EXISTING
3. ACCENT COLOR - RED TO MATCH EXISTING
4. ACCENT COLOR - RED TO MATCH EXISTING
5. ACCENT COLOR - RED TO MATCH EXISTING
6. ACCENT COLOR - RED TO MATCH EXISTING
7. ACCENT COLOR - RED TO MATCH EXISTING
8. ACCENT COLOR - RED TO MATCH EXISTING
9. ACCENT COLOR - RED TO MATCH EXISTING
10. ACCENT COLOR - RED TO MATCH EXISTING



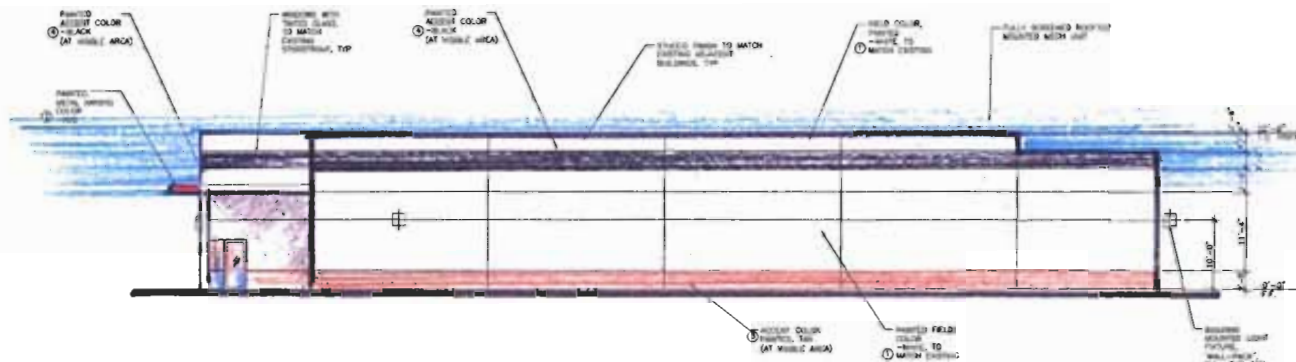
MARC ARCHITECTURE
Mark & Ann Architects
12141 N. 19th Ave.
Scottsdale, AZ 85004
Tel: 480.345.1111

PROJECT TITLE
**MARK & ANN
AUTO DETAIL SHOP**
1000 N. SCOTTSDALE RD
SCOTTSDALE, ARIZONA 85004

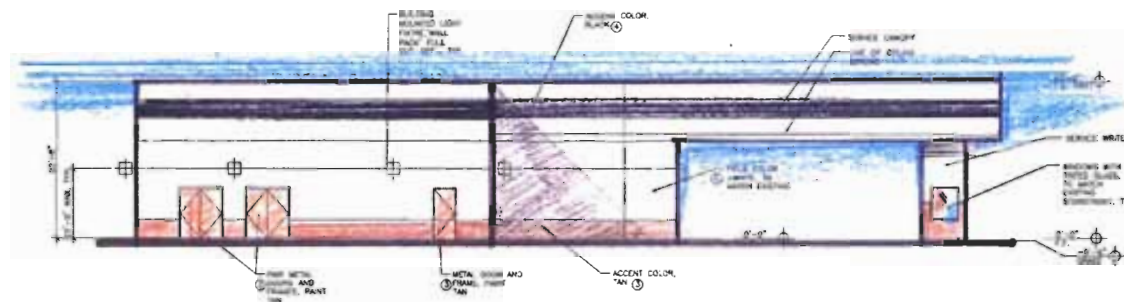
PROJECT NO.	1000
DATE	12-16-04
SCALE	1/8" = 1'-0"
BY	MMH
CHECKED	
APPROVED	

DRB SUBMITTAL
B.E.G. & ANN SERVICE CENTER
EAST/SOUTH ELEVATIONS

AA301



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

PAINT COLORS

1. FIELD COLOR - WHITE TO MATCH EXISTING, SUPER-CORNER MTL, "BLACK" 807-112
2. ACCENT COLOR - WHITE TO MATCH EXISTING, SUPER-CORNER MTL, "REPLACES" REF.
3. ACCENT COLOR - BLACK, SUPER-CORNER MTL, "BLACK" 807-112
4. ACCENT COLOR - BLACK, SUPER-CORNER MTL, "BLACK" 807-112
5. SUPER-CORNER MTL - BLACK, SUPER-CORNER MTL, "BLACK" 807-112



MARC ARCHITECTURE

MARC K.A.
AUTO DEALERSHIP
1000 N. SCOTTSDALE RD
SCOTTSDALE, ARIZONA 85000

PROJECT NO.	69-DR-2004
DATE	12-21-04
SCALE	1/8" = 1'-0"
BY	1/1/00
CHECKED	
APPROVED	

DRB SUBMITTAL
NORTH/WEST ELEVATIONS

AA302



1. HOLD COLOR - WAIT TO WATCH EXTING.
2. HOLD COLOR - WAIT TO WATCH EXTING.
 (SEE COMMENTS Pgs. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836,

Architect: **James R. Thompson**
 1000 15th St., N.W.
 Washington, D.C. 20004
 (202) 462-1000

MARK KIA
AUTO DEALERSHIP
1000 N SCOTTSDALE RD
SCOTTSDALE, ARIZONA 85000

DRB SUBMITTAL
 BUDGET
 COSTS
 COSTS
 COSTS

AB301

69-DR-2004
REV: 12.21.2004

[illegible]

MARK KIA
AUTO DEALERSHIP
1000 N SCOTTSDALE RD
SCOTTSDALE, ARIZONA 85000

AB303

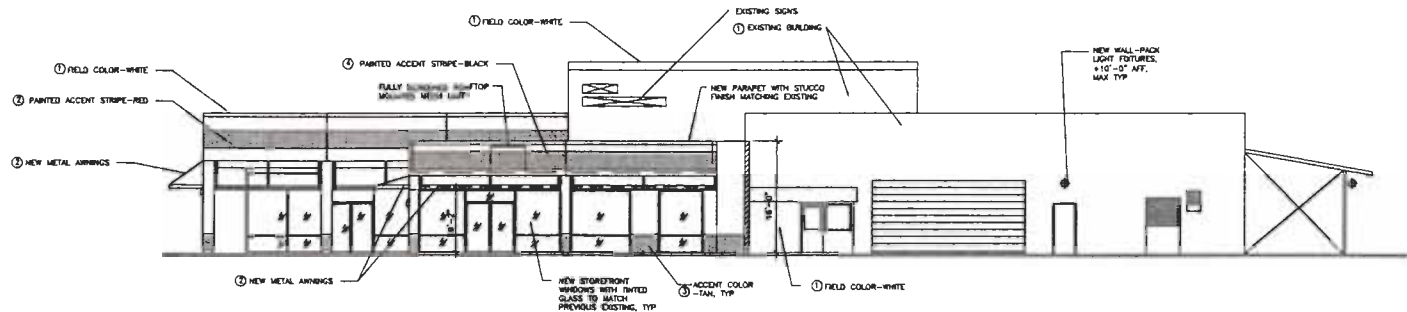
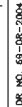
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REV: 12.21.2004



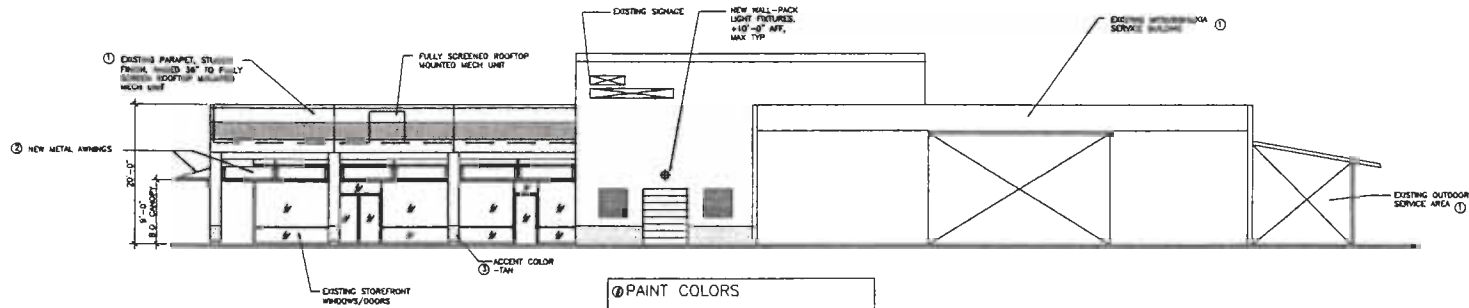
PROJECT TITLE: MARK KIA
AUTO DEALERSHIP
1000 N SCOTTSDALE RD
SCOTTSDALE, ARIZONA 85000

PROJECT NUMBER:	2003-010
PROJECT NAME:	
PROJECT LOCATION:	
PROJECT DATE:	6/16/11
PROJECT STATUS:	
PROJECT TYPE:	
PROJECT DESCRIPTION:	
PROJECT COMMENTS:	

DRAWING NAME/NUMBER:
 DRB SUBMITTAL
 BLDG 8-ELEVATIONS
 EXISTING MITSUBISHI SERVICE
 CENTER/SHOWROOM
 AND KIA SHOWROOM
 AB304



KIA SHOWROOM - NORTH ELEVATION - NEW
SCALE: 1/8" = 1'-0"



MITSUBISHI SHOWROOM - NORTH ELEVATION - NEW

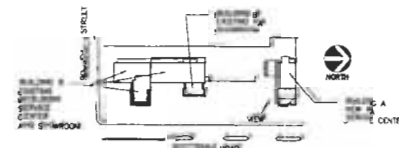
⑦ PAINT COLORS

- 1. FIELD COLOR - WHITE, TO MATCH EXISTING.
DURN-EDWARDS MFG. "BOHE" SSP-112
- 2. ACCENT COLOR - RED, TO MATCH EXISTING.
DURN-EDWARDS MFG. "MIDTUNE'S REM".
BOE-OD-30
- 3. ACCENT COLOR - TAN, DURN-EDWARDS MFG.,
"MID NOON" #SP2550
- 4. ACCENT COLOR - BLACK, DURN-EDWARDS MFG.,
"BLACK" #SP-02
- 5. STAIN FRONT PANELS - CLEAR BRASS AMOUNTED
ALUMINUM PHENOLIC GLASS, TO
MATCH EXISTING AND REFLECTIVE PAINTING

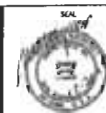
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69-DR-2004
REV: 12.21.2004

FILENAME: MARK-KIA



PERSPECTIVE
NOT TO SCALE



**MARC
ARCHITECTURE**
Mark L. Lyne, AIA, Architect
700 West Main Street
Scottsdale, Arizona 85001
480-438-2800

PROJECT TITLE
MARK KIA
AUTO DEALERSHIP
1000 N SCOTTSDALE RD 85000
SCOTTSDALE, ARIZONA

DESIGN	PROJECT NUMBER	DATE	SCALE	DATE	SCALE	DATE	SCALE	DATE	SCALE
CONCEPT	1000	12-20-03	1/8" = 1'-0"	12-20-03	1/8" = 1'-0"	12-20-03	1/8" = 1'-0"	12-20-03	1/8" = 1'-0"
SCHEMATIC	1000	12-20-03	1/8" = 1'-0"	12-20-03	1/8" = 1'-0"	12-20-03	1/8" = 1'-0"	12-20-03	1/8" = 1'-0"
PRELIMINARY	1000	12-20-03	1/8" = 1'-0"	12-20-03	1/8" = 1'-0"	12-20-03	1/8" = 1'-0"	12-20-03	1/8" = 1'-0"
FINAL	1000	12-20-03	1/8" = 1'-0"	12-20-03	1/8" = 1'-0"	12-20-03	1/8" = 1'-0"	12-20-03	1/8" = 1'-0"

DRB SUBMITTAL
BUILDING A
PERSPECTIVE

A01

DRB NO. 69-DR-2004



SCALE: 1/20" = 1'-0"



SCALE: 1/20" = 1'-0"

DR NO. 69-DR-2004

69-DR-2004
REV: 12.21.2004

MARK KIA AUTO
1000 N. SCOTTSDALE RD.
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
 <u>SEE THE D.R. SITE</u></p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:
 <input checked="" type="checkbox"/> A. KNOX BOX
 <input checked="" type="checkbox"/> B. PADLOCK
 <input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS ____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.</p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. NUMBER OF NEW FIRE HYDRANT INSTALLATIONS <u>-02-</u>. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF ____ AT ____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) ____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS ____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x <u>4"</u> (NSHT)
 <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF ____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.</p> |
|--|---|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SALES OFFICE & AUTO REPAIR
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. PROVIDE A LOOPED UNDERGROUND WATER MAIN SYSTEM

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Mark Kia Auto Case 69-DR-2004

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Marc Architecture with a plan date of 12-20-04.
 - b. Site improvements shall generally be consistent with the site plan Sheet S101 submitted by Marc Architecture with a plan date of 1-26-05.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Terrano Landscape Architecture with a seal date of 12-22-04.
 - d. Open space worksheet shall generally be as submitted on site plan worksheet, Sheet S103 submitted by Marc Architecture with a seal date of 1-26-05.
 - e. Parking plan shall generally be as submitted on parking site plan, Sheet S102 submitted by Marc Architecture with a seal date of 12-20-04.
 - f. Service center floor plan shall submitted floor plan, Sheet AA201 submitted by Marc Architecture with a seal date of 12-20-04.
 - g. Lighting and Photometric plan shall be consistent with plan submitted by CR Engineering with a staff date of 12-29-2004.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.

7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. Display parking stall shall not be located within road right-of-way or right-of-way easements on the site.
11. All vehicle maintenance, service, and repairs shall be performed within a building, per Case 10-UP-2004.
12. For mitigation and control of noise associated with repair operations near residential areas, before beginning operation in the new service center, the proposed overhead door in the new service center shall be fitted with an automatic controller that keeps the door closed except during vehicle ingress and egress. In no case shall the overhead door be open except for vehicle ingress and egress. The overhead door shall also be oriented away from the adjacent single-family residential areas, to the satisfaction of City staff, per Case 10-UP-2004.
13. Operating hours for vehicle maintenance, service, and repair work in the new service center shall cease no later than 8:00 PM. and commence no earlier than 6:00 AM, per Case 10-UP-2004.
14. Before beginning operation in the new service center, all areas designated for storage of vehicles awaiting repair shall be screened on all sides by walls no less than six feet in height. However, an un-gated location at the vehicle service canopy may remain unscreened, per Case 10-UP-2004.
15. Prior to final plans submittal, the applicant shall submit a revised site plan worksheet providing an additional approximate 550 sq. ft. of open space, demonstrating no net loss of open space and re-labeling of open space areas by designation, subject to staff approval.
16. Prior to final plans submittal, the applicant shall submit a revised site plan showing revised open space areas and re-labeling parking areas by designation, subject to staff approval.

LANDSCAPE DESIGN:**DRB Stipulations**

- Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- Before beginning operation of the new service center, the developer shall install additional landscaping proposed along Scottsdale Road, which shall conform to applicable landscape guidelines for this area.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

17. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
18. New, individual luminaire lamp shall not exceed 250 watts, unless approved by City staff. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet, unless approved by City staff.
19. Per the conditions of case 10-UP-2004, no new exterior site pole mounted lighting shall be permitted to the west of the service building. Before beginning operations the developer shall confirm to City staff that existing poles located west of the building shall contain or be replaced with full cutoff fixtures with house side shields.
20. Per the conditions of case 10-UP-2004, new wall mounted luminaries shall be: a maximum of 175 watts; full-cutoff; directed downward; contain house side shields; have a maximum mounting height of 10 feet;

and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall. Additionally, lighting shall be designed to the absolute minimum necessary levels for tasks served, minimizing impact to adjacent residential properties.

21. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the service writers canopy area, shall not exceed 22 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 140 foot-candles, or as otherwise required by City staff. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire western property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.0 foot-candles. All exterior luminaries shall be included in this calculation.

Service Center Canopy Lighting:

The maintained average horizontal illuminance level, at grade under the canopy, shall not exceed thirty (30) foot-candles. The maintained maximum horizontal illuminance level, at grade under the canopy, shall not exceed fifty (50) foot-candles.

- d. Light fixtures under canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy.
- e. Lights shall not be mounted on the top or sides of the canopy.
- f. The sides or fascias of the canopy shall not be illuminated.

Building Mounted Lighting:

- g. All luminaries shall be recessed or shielded so the light source is not directly visible from property line. Wall mounted luminaries shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
- h. The maintained average horizontal illuminance at grade at the storefront entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.

Carport Lighting:

- i. The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.

Landscape Lighting:

All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.

- j. Landscaping lighting shall only be utilized to accent plant material.
- k. All landscape lighting directed upward, shall be aimed away from property line.
- l. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- m. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

22. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

23. No exterior vending or display shall be allowed.
24. Flagpoles, if provided, shall be one piece, conical, and tapered.
25. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
26. Provide a site wall, at the northwest corner of the site, to screen the Service Center from the single family residence to the west of the site per agreement during Case 10-UP-2004, to the satisfaction of City staff.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning, DRB, Use Permit, cases for the subject site were: 10-UP-2004, 63-ZN-64 and 22-UP-77.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

27. Preliminary Drainage Report by Stantec Consulting Inc., dated May 13, 2004.
28. Topographic and ALTA survey (1 sheet each) By Superior Surveying Services, Inc., dated 2-19-04.
29. Various site plans by Marc Architecture and Stantec Consulting Inc.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

30. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by City staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
 - b. Demonstrate provision of a stormwater swale, to drain stormwater water from the alley located west of the northwest corner of the site past the south side of the Service Center to Scottsdale Rd., to the satisfaction of City staff.
31. Basin Configuration:
 - a. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
 - b. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - c. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - d. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- B. The City's Stormwater Management Division needs a Stormwater Storage Waiver application for this development. The waiver application should be based on the following conditions:
 - (1) In lieu fee calculations.
 - (2) Drainage report that includes calculations for a stormwater drain connecting the alley behind the property to the Scottsdale Road drainage.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- D. Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

E. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Scottsdale Road	Major Arterial	Existing, except as provided by #31 below	Existing	Existing	Existing
Roosevelt	Minor Collector	Existing, except as provided by #31 below	Existing	Existing	Existing

DRB Stipulations

32. The developer shall design and construct no new driveways.
33. Prior to obtaining a building permit, the developer shall dedicate right-of-way to the City of Scottsdale from the existing property line to the existing back of curb along East Continental Drive and Scottsdale Road, to the satisfaction of City staff.

Ordinance

- F. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

34. The developer shall provide a minimum parking-aisle width of 24 feet.
35. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- G. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION

EASEMENT / DEDICATION	DESCRIPTION
Drainage Easement	Along and over the proposed storm drain across the property, 20ft. wide.
Sight Distance Easement	For the existing driveways per the city design guidelines.
Vehicular Non-Access Easement (VNAE)	Along both property frontages excluding the existing driveways, 1ft. wide.

DRB Stipulations

36. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

37. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Scottsdale Road and Roosevelt Street except at the existing driveway locations.

38. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

H. Drainage Easement:

- (1) All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

I. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

39. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.

40. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.

- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

J. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (2) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

K. Underground vault-type containers are not allowed.

L. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

M. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 41. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
- 42. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

43. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- N. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

- 44. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

45. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- O. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- P. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.
- Q. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

46. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- R. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE**DRB Stipulations**

47. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:
- a. A Stormwater Storage Waiver needs to be approved and signed by the City of Scottsdale.